048.0	0006	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,010,300 / 1,010,300
					USE VALUE:	1,010,300 / 1,010,300
					ASSESSED:	1,010,300 / 1,010,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
168		MEDFORD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WEMHOFF ERIC
Owner 2:	
Owner 3:	
Street 1:	168 MEDFORD STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SCHWAMB MARYANN & CLINTON -
Owner 2:	NEE BARBARA -
Street 1:	168 MEDFORD STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .155 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1900, having primarily Stucco Exterior and 3352 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6731.000	557,200	5,300	447,800	1,010,300
Total Card	0.155	557,200	5,300	447,800	1,010,300
Total Parcel	0.155	557,200	5,300	447,800	1,010,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 301.40 | /Parcel: 301.40

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	34402
GIS Ref	
GIS Ref	
Insp Date	12/04/18

!4100!

PREVIOUS ASSESSMENT

Parcel ID: 048.0-0006-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	557,200	5300	6,731.	447,800	1,010,300		Year end	12/23/2021
2021	104	FV	532,200	5300	6,731.	447,800	985,300		Year End Roll	12/10/2020
2020	104	FV	532,300	5300	6,731.	447,800	985,400	985,400	Year End Roll	12/18/2019
2019	104	FV	406,700	5300	6,731.	475,800	887,800	887,800	Year End Roll	1/3/2019
2018	104	FV	406,700	5300	6,731.	347,000	759,000	759,000	Year End Roll	12/20/2017
2017	104	FV	381,800	5300	6,731.	302,300	689,400	689,400	Year End Roll	1/3/2017
2016	104	FV	381,800	5300	6,731.	257,500	644,600	644,600	Year End	1/4/2016
2015	104	FV	340,800	5300	6,731.	251,900	598,000	598,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	00:02:48

LAST REV

Date	Time
06/05/19	15:07:23
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 4100

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SCHWAMB MARYANN	61753-286		5/7/2013		645,000	No	No		
SCHWAMB MARYANN	50490-526		12/19/2007	Family	1	No	No		
	21328-497		8/1/1991		265,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/2/2019	6	New Wind	5,912	C				
9/9/2014	1139	New Wind	9,970		9/9/2014			Install 16 Harvey

ACTIVITY INFORMATION

Date	Result	By	Name
12/4/2018	MEAS&NOTICE	HS	Hanne S
5/6/2008	Measured	189	PATRIOT
3/10/2000	Mailer Sent		
3/8/2000	Measured	197	PATRIOT
2/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	34402
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6731		Sq. Ft.	Site		0	80.	0.83	1			Med. Tr	-10					447,790						447,800	

Total AC/HA:	0.15452	Total SF/SM:	6731	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	447,790	Spl Credit		Total:	447,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	0.98102140
Const Adj.:	0.98990101
Adj $ / SQ:	174.801
Other Features:	148500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	807563
Depreciation:	250344
Depreciated Total:	557218

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	5	Baths:	3	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

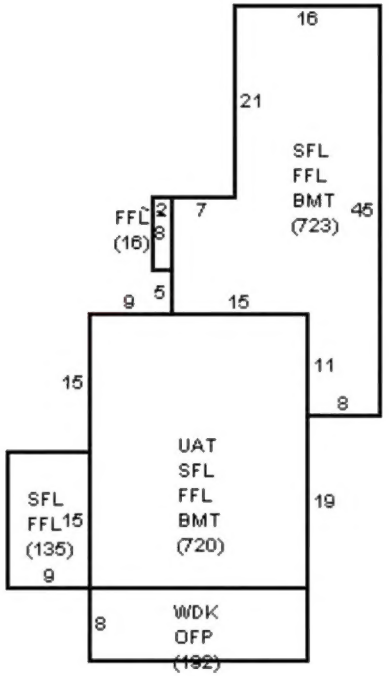
No Unit	RMS	BRS	FL
1	6	2	1
1	7	3	2
Totals			
2	13	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	174.80
Special Features:	0	Val/Su Net:	107.59
Final Total:	557200	Val/Su SzAd	175.66

SKETCH



11

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,594	174.800	278,632
SFL	Second Floor	1,578	174.800	275,835
BMT	Basement	1,443	52.440	75,671
OFP	Open Porch	192	24.840	4,769
WDK	Deck	192	11.100	2,130
UAT	Upper Attic	180	122.360	22,025

Net Sketched Area:	5,179			Total:	659,062
Size Ad	3172	Gross Area	5719	FinArea	3352

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 048.0-0006-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X22	A	AV	1920	20.98	T	40	104			5,300			5,300

More:	N	Total Yard Items:	5,300	Total Special Featues:		Total:	5,300